



**City of Santa Clara
PLANNING COMMISSION
Wednesday, January 10, 2007
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

REGULAR ITEMS - 7:00 P.M

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR WITHDRAWALS AND CONTINUANCES WITHOUT A HEARING

Agenda Item #10. File: **PLN2006-06145 (PLN2006-05908)** Location: 463 Madison Street

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:

Agenda Item 8.E. File: **PLN2006-06095** Location: 3421 Homestead Road

Agenda Item 9. File: **PLN2006-05758** Location: 3625 Pruneridge Avenue

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

8. CONSENT CALENDAR

The following routine items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

8.A Planning Commission Minutes of December 13, 2006

Public Hearing Items/Consent Calendar

8.B File: **PLN2006-06150**

Location: 311 Madrone Avenue, a 7,475 square foot lot on the east side of Madrone Avenue, approximately 79 feet south of Toyon Drive (APN 296-31-045). Property is zoned R1-6L (Single Family Residential).

Applicant/Owner: Gene & Cynthia Owens

Request: **Architectural Review** referral of interior modifications to a single family dwelling resulting in more than five potential bedrooms

Project Planner: Jeff Schwilk, AICP, Associate Planner

Commission Action: **Approved, subject to conditions**

- 8.C File:** **PLN2005-05067**
Location: 1052 Kiely Boulevard, a 2,117 square foot tenant space in an existing 2.19 acre retail shopping center, located at the southwest corner of Kiely Boulevard and Benton Street (APN 290-27-016). Property is zoned CN (Neighborhood Commercial).
Applicant: John Padilla Jr. for To Bang Café & Deli
Owner: Tina and Robert Wong
Request: **6-Month Planning Commission Review** of Use Permit to allow beer and wine service in a full-service restaurant; and Variance to allow beer and wine service in a restaurant that exceeds 1,500 square feet in size within a CN (Neighborhood Commercial) zoning district.
Project Planner: Jeff Schwilk
Commission Action: **Noted and filed report**
- 8.D. File:** **PLN2006-05804**
Location: 807 Aldo Avenue #105, a portion of a 3.85-acre lot on the north side of Aldo Avenue, approximately 440 feet east of Lafayette Street (APN 097-10-174). Property is zoned ML (Light Industrial).
Applicant: Pinoy Express Restaurant & Catering
Owner: Dick Lee Corp., CDR, Inc.
Request: **6-Month Planning Commission Review** of a full service restaurant with beer and wine service, as well as karaoke live entertainment
Project Planner: Jeff Schwilk, Associate Planner
Commission Action: **Noted and filed report**
- 8.E. File:** **PLN2006-06095/PLN2005-05463**
Location: 3421 Homestead Road, a 41,160 square foot lot on the north side of Homestead Road approximately 530 feet east of Bing Drive (APN 290-23-087). Property is zoned PD (Planned Development).
Applicant/Owner: Greg Howell – Cherry Orchard Homes LLC
Request: **Vesting Tentative Subdivision Map** to subdivide a single parcel into 14 single family lots and one common lot to allow development of a previously approved PD (Planned Development) to construct 14 for-sale detached single family residences and common area.
Project Planner: Debby Fernandez, Assistant Planner II
Commission Recommendation: **Recommend City Council Approval, subject to conditions**
- 8.F. Items pulled from the Consent Calendar. (None)**

*******End of Consent Calendar*******

SUBDIVISIONS and REZONING

9. File: **PLN2006-05758**
Location: 3625 Pruneridge Avenue, a 15,005 square foot lot on the north side of Pruneridge Avenue, approximately 150 feet west of Lawrence Expressway (APN 316-10-031). Property is zoned CN (Neighborhood Commercial)
Applicant/Owner: Michael Abdollahi – Rockwell Homes
Request: **Rezone** from CN (Neighborhood Commercial) to PD (Planned Development) to construct 8 attached townhomes in conjunction with the demolition of an existing commercial building
Project Planner: Debby Fernandez
Commission Recommendation: **Recommend City Council approval of the PD (Planned Development) Rezoning, subject to conditions**

VARIANCES

10. File: **PLN2006-05908**
Location: 463 Madison Street, a 7,625 square foot lot located on the east side of Madison Street, approximately 200 feet south of Bellomy Street (APN 269-41-042). Property is zoned R1-6L (Single Family Residential).
Applicant/Owner: Richard Zeman
Request: **Variance and Architectural Review** of a detached garage and accessory dwelling unit at a reduced building setback of 5 feet where 15 feet is required
Project Planner: Judith Silva, Associate Planner
Commission Action: **Continue to February 14, 2007 for reposting**
11. File: **PLN2006-06142**
Location: 2050 Jackson Court, a 14,717 square foot lot located at the end of Jackson Court, approximately 120 feet northwest of Jackson Street (APN 224-22-044). Property is zoned R3-36D (Medium Density Apartments).
Applicant: Varsha Nene for Harmony Architects
Owner: Joe and Angela Azevedo
Request: **Variance** to allow the permitted detached accessory building square footage from 480 square feet to 2,026 square feet; an increase in detached accessory building height from 12 feet to 14 feet; a reduction in required landscaped area from 45 percent to 25 percent in order to construct a detached accessory building for 8 parking garages and a storage room, in conjunction with demolition of an existing 8-carport structure.
Project Planner: Judith Silva, Associate Planner
Commission Action: **Approved modified project, subject to amended conditions (omitted Condition #21)**

12. File: **PLN2006-06149**
Location: 1420 Bellomy Street, a 5,967 square foot lot located on the south west corner of Bellomy and Madison Streets (APN 269-41-021). Property is zoned RI-6L (Single Family Residential).
Applicant: Richard Minert/dba Minert Architects
Owner: Roland and Joanne Carlson
Request: **Variance and Architectural Review** of 1st and 2nd story additions to allow an expansion of a structure with a nonconforming front yard of 19 feet where 20 feet is required; corner sideyard setback 6 feet where 15 feet is required; and to increase garage height to 14 feet, where 12 feet is the maximum allowed.
Project Planner: Judith Silva, Associate Planner
Commission Action: **Approved, subject to conditions**
13. File: **PLN2006-06158**
Location: 727 Scott Boulevard, a 6,441 square foot lot on the east side of Scott Boulevard approximately 225 feet south of De la Pena Avenue (APN 259-30-052). Property is zoned R1-6L (Single Family Residential).
Applicant/Owner: Harry Macartney
Request: **Variance** to reduce minimum front yard setback and driveway aisle depth requirements from 20 feet to 13 feet 6 inches and minimum side yard setback requirement from 5 feet to 3 feet 6 inches to expand an existing nonconforming garage and construct an addition to the front of an existing single family residence
Project Planner: Debby Fernandez, Assistant Planner II
Commission Action: **Approved, subject to conditions**

14. OTHER BUSINESS

- a. Election of Planning Commission Secretary
Commissioner Ian Champeny was elected Secretary.
- b. Commission Procedures and Staff Communications
Public comment on these items may be limited to one minute, at discretion of the Chair
- a. Announcements/Other Items
 - b. Report of the Director of Planning and Inspection
 - City Council actions
 - Commission/Board Liaison and Committee Report
 - Announcement of new Planning Commission vacancy
 - c. Commission Procedures
 - Planning Procedures
 - Workplan items

15. ADJOURNMENT – Adjourned at 8:05 p.m.

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